



**Shepherds**

Property Sales & Lettings



**Shepherds**

Property Sales & Lettings

Rogers Close | West Cheshunt | EN7 6XW | Guide Price £440,000



**Shepherds**  
Property Sales & Lettings



**Shepherds**  
Property Sales & Lettings



**Shepherds**  
Property Sales & Lettings



**Shepherds**  
Property Sales & Lettings

**Shepherds**

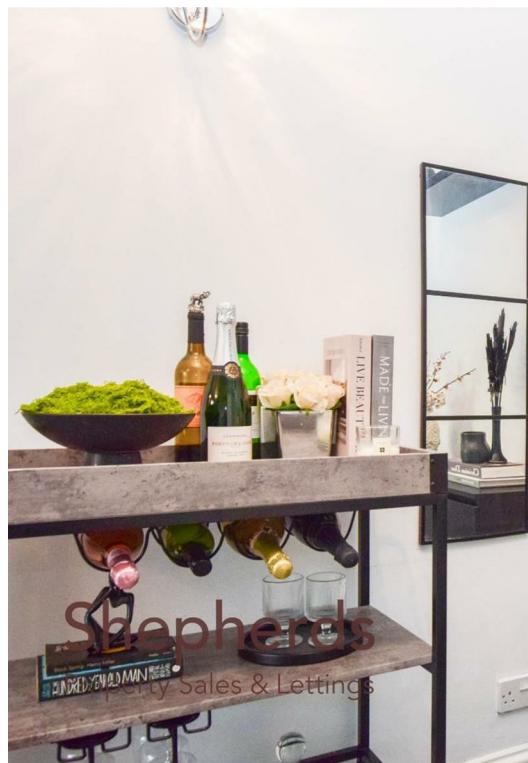
Property Sales & Lettings



# Rogers Close | West Cheshunt | EN7 6XW

Guide Price - £440,000 to £450,000. Shepherds are pleased to offer this well presented three-bedroom extended home on Rogers Close in West Cheshunt. A spacious and extended ground floor allows for a kitchen, living room, separate dining room and WC. Upstairs, on the first floor you have two double bedrooms and a modern family bathroom. On the 2nd floor you are met with the principle bedroom suite which benefits from an extra room to be used for what suites your needs whether it be a dressing area or office space. Externally you benefit from a low maintenance rear garden whilst to the front you have two parking spaces. With its thoughtful layout and desirable setting, this property is ready to be enjoyed as a welcoming new home.

- Three Bedroom Family home
- Extended Ground Floor & Loft
- Modern Kitchen
- Separate Dining Room
- Convenient Downstairs WC
- Principal Bedroom Suite with Extra Room
- Low Maintenance Rear Garden
- Two Private Parking Spaces
- West Cheshunt Location



Front Door	Bedroom Three
Entrance Hall	11'7 x 10'3
Kitchen	Bathroom
11'4 x 5'3	6'9 x 5'6
Living Room	Stairs
15'10 x 11'7	Second Floor
Dinning Room	Principle Bedroom
9'6 x 6'8	13'8 x 11'
WC	Dressing Area / Office
Stairs	11'5 x 7'11
First Floor Landing	External
Bedroom Two	Rear Garden
11'7 x 10'3	Two Parking Spaces To Front

# Shepherds

Property Sales & Lettings



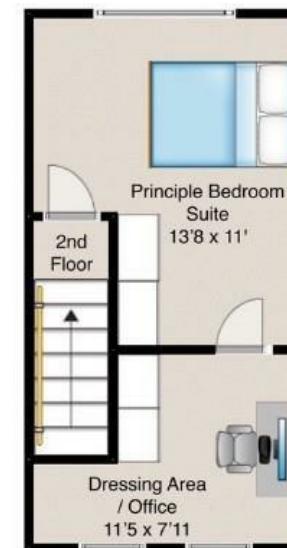
**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D



# Rogers Close, West Cheshunt, Hertfordshire



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



FINE & COUNTRY

THE GUILD  
PROPERTY  
PROFESSIONALS



## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

